Bill Garrett Davidson County
Batch# 25415 **DEEDWARR**
11/14/2017 10:40:13 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171114-0116867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Cesar Miguel Deodanes, an unmarried man, and Furgencio Deodanes, a married man and Neyda J. Deodanes, an unmarried woman, as joint tenants	SWBC MORTGAGE CORP.	
	(NAME)	
109 Paddlewheel Court	9311 SAN PEDRO #100	062-02-0A-158.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MOF, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cesar Miguel Deodanes, an unmarried man, and Furgencio Deodanes, a married man and Neyda J. Deodanes, an unmarried woman, as joint tenants, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 158 ON THE PLAN OF RIVER TRACE ESTATES, PHASE I, SECTION II, AS OF RECORD IN PLAT BOOK 6900, PAGES 158 AND 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MOF, LLC BY WARRANTY DEED FROM AIDA E. RODAS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20170526-0052450 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 109 Paddlewheel Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of November, 2017.

WARRANTY DEED
(Continued)

MOF, LLC

BY: _____
Marie Obel, Manager

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned Notary Public, personally appeared Marie Obel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Manager of MOF, LLC, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of MOF, LLC, as Manager.

Witness my hand and official seal, at office, on this the 10th day of November, 2017.

_____
Notary Public

RAQUEL S STARNES NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES MAY 16, 2021

My commission expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072